WARRANTY DEED

Karen Johnson Davidson County
Batch# 1195996 DEEDWARR
10/21/2024 11:44:30 AM 6 pgs
Fees: $33.00 Taxes: $5,550.00
20241021-0081539

File No. AS-24-7414

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2024

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kiel Hunter	NEW OWNER	
(NAME)	(NAME)	
928 Jefferson Street	1104 Fatherland St	081-16-0-404.00, 081-16-0-405.00, 081-16-0-401.00, 081-16-0-400.00, 081-16-0-397.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **VALERIE SPRINGER AND CORNELIUS RAY WESTMORELAND, CO-TRUSTEES OF THE KEA CHANELE WESTMORELAND TRUST, AN IRREVOCABLE TRUST, AND WESTMORELAND INVESTMENTS, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIEL HUNTER**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1 (081-16-0-404.00):

Land in Davidson County, Tennessee, being the Westerly 33 feet 4 inches of the easterly 58 feet 4 inches of Lot No. 146 on the Map of D. T. McGavock's First Addition, as of record in Plat Book 10, Pages 606 through 609, inclusive, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 33 feet 4 inches on the northerly side of Jefferson Street and runs back between parallel lines, parallel to 25 feet West of the Easterly line of Lot No. 146, 100 feet to a dead line.

Being the same property conveyed to Westmoreland Investment, Inc. by Quitclaim Deed from Lilbert D. Nicholson, Jr., Loretta C. Bruner, Betty L. McClendon, Walter G. Nicholson and Cherly E. Nicholson of record in Instrument No. 20040414-0041917, Register's Office for Davidson County, Tennessee, dated March 18, 2004 and recorded on April 14, 2004.

Being the same property conveyed to Westmoreland Investment, Inc. by Quitclaim Deed from Charlotte A. Ridgeway of record in Instrument No. 20040414-0041918, Register's Office for Davidson County, Tennessee, dated March 17, 2004 and recorded on April 14, 2004.

Being more commonly known as 928 Jefferson Street, Nashville, TN 37208.

Parcel 2 (081-16-0-405.00):

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 146 in D. T. McGavock's Addition, a plan of which is of record in Plat Book 10, Pages 608 and 609, Register's Office of Davidson County, Tennessee.

Returned:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Said part of Lot No. 146 fronts 25 feet on the north side of Jefferson Street and runs back between parallel lines 175 feet, more or less, to Madison Street.

Being the same property conveyed to Westmoreland Investments Inc by Quitclaim Deed from Claude Westmoreland of record in Instrument No. 20050225-0020973, Register's Office for Davidson County, Tennessee, dated February 23, 2005 and recorded on February 25, 2005.

Being more commonly known as 926 Jefferson Street, Nashville, TN 37208.

Parcel 3 (081-16-0-401.00):

Land in Davidson County, Tennessee, being parts of Lots 146 and 147 in D. T. McGavock's First Addition, a plan of which is of record in Plat Book 10, Pages 608 and 609, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the southerly margin of Madison Street 178 ft. 8 in. easterly from the southeast corner of Madison Street and 10th Avenue, North; thence easterly along the southerly margin of Madison Street 96 ft. 4 in to a point; thence southerly, parallel with the easterly margin of 10th Avenue North, 65 ft to a point in the northerly margin of a private alley; thence along the northerly margin of said alley westerly 96 ft. 4 in. to a point; thence northerly, parallel with the easterly margin of 10th Avenue North, 65 ft., to the point of beginning.

Being the same property conveyed to Claude E. Westmoreland by Warranty Deed from Mildred W. Davis and Gloria W. Luttrell, Individually and as Co-Trustees of the Woodroof Family Trust with Full Powers to sale of record in Instrument No. 20140428-0035614, Register's Office for Davidson County, Tennessee, dated April 18, 2014 and recorded on April 28, 2014.*

Being more commonly known as 0 Rev. Dr. Enoch Jones Boulevard, Nashville, TN 37208.

Parcel 4 (, 081-16-0-400.00):

Land in Davidson County, Tennessee, being part of Lot No. 147 on the Plan of D. T. McGavock's First Addition, as of record in Plat Book 10, Pages 606 through 609, inclusive, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Madison Street at a point 141 feet 8 inches East of the easterly margin of 10th Avenue North, formerly Mrs. Laura M. Harris northeast corner; thence with said street, eastwardly 37 feet to the northwest corner of the property conveyed to Leo Falk by deed from Harris Diamond, of record in Book 767, Page 32, said Register's Office; thence with said Falk's westerly line, southwardly 65 feet, more or less, to the northerly margin of a private alley; thence with said alley, westwardly 36 feet 4 inches, more or less to the easterly line of said Harris Property; thence with said line Northwardly 65 feet, more or less, to the beginning.

Being the same property conveyed to Claude E. Westmoreland by Warranty Deed from Wilkinson Enterprises, Ltd. of record in Instrument No. 20060309-0027430, Register's Office for Davidson County, Tennessee, dated January 30, 2006 and recorded on March 09, 2006.*

Being more commonly known as 931 Rev. Dr. Enoch Jones Boulevard, Nashville, TN 37208.

Parcel 5 (081-16-0-397.00):

Land in Davidson County, Tennessee, being part of Lot No. 147 on the Plan of

D. T. McGavock's First Addition to Nashville, recorded in Plat Book 10, Page 609, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning in the south right of way of Reverend Enoch Jones Boulevard at a point located 108.33 feet, more or less, east of the easterly right of way of 10th Avenue North;
Thence along said Reverend Enoch Jones Boulevard North 73 degrees 32 minutes 29 seconds East, 33.92 feet;
Thence leaving said Boulevard South 27 degrees 11 minutes 57 seconds East, 65.0 feet;
Thence South 42 degrees 25 minutes 57 seconds West 35.55 feet;
Thence North 27 degrees 11 minutes 57 seconds West 83.70 feet to the point of beginning and containing 0.06 acre, more or less.

Being the same property conveyed to Claude Westmoreland by Warranty Deed from Jeffrey Jackson Wilkinson, Robert Steven Wilkinson, Carlton Frederick Wilkinson, Kathleen Lois Wilkinson, Individually and as Trustees of the 1982 Trust for Dawn Mari Wilkinson, of record in Instrument No. 20060707-0082039, Register's Office for Davidson County, Tennessee, dated June 14, 2006 and recorded on July 07, 2006.*

Being more commonly known as 0 Rev. Dr. Enoch Jones Boulevard, Nashville, TN 37208.

***(As to Parcels 3, 4, and 5) The said Claude E. Westmoreland died testate on or about April 12, 2024, his Estate being probated in the Seventh Circuit Court For Davidson County, Tennessee, at Nashville (Probate Division), Probate Case No. 24P1101, and by his Last Will and Testament the subject property was devised to Valerie Springer and Cornelius Ray Westmoreland, Co-Trustees of the Kea Chanele Westmoreland Trust, an irrevocable trust, with the said Co-Trustees granted the power to sell, transfer, and convey the real property on behalf of the Trust. The said Valerie Springer and Cornelius Ray Westmoreland were also appointed Co-Executors of the Estate under the said Last Will And Testament as further evidenced by, and as duly appointed by, those Letters Testamentary issued by the Court, and hereby join in the execution in their capacities as Co-Executors.**

****(As to Parcels 1 and 2) The said Westmoreland Investments, Inc., by scrivener's inadvertence or mistake, was erroneously referred to as Westmoreland Investment, Inc. and Westmoreland Investments Inc. in the previous deeds of record.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature pages to follow.]

Witness my/our hand this 18th day of October, 2024.

Kea Chanele Westmoreland Trust

By: _____
Cornelius Ray Westmoreland, Co-Trustee

Estate of Claude E. Westmoreland

By: _____
Cornelius Ray Westmoreland, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Cornelius Ray Westmoreland, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Co-Trustee of the Kea Chanele Westmoreland Trust, an irrevocable trust, and that as Co-Trustee he is authorized by the Trust to execute the within instrument as its Co-Trustee and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2024.

_____
Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Cornelius Ray Westmoreland, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Co-Executor of the Estate of Claude E. Westmoreland, and that as Co-Executor he is authorized by the Estate to execute the within instrument as its Co-Executor and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2024.

_____
Notary Signature
My commission expires: 3-2-27

[Signatures continue on following page.]

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Witness my/our hand this 18th day of October, 2024.

Kea Chanele Westmoreland Trust

By: _____
Valerie Springer, Co-Trustee

Estate of Claude E. Westmoreland

By: _____
Valerie Springer, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Valerie Springer, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Co-Trustee of the Kea Chanele Westmoreland Trust, an irrevocable trust, and that as Co-Trustee she is authorized by the Trust to execute the within instrument as its Co-Trustee and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2024.

_____
Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Valerie Springer, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Co-Executor of the Estate of Claude E. Westmoreland, and that as Co-Executor she is authorized by the Estate to execute the within instrument as its Co-Executor and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2024.

_____
Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Witness my/our hand this 18th day of October, 2024.

Westmoreland Investments, Inc., a Tennessee Corporation

By: _____
Kea Chanele Westmoreland, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kea Chanele Westmoreland, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is President of Westmoreland Investments, Inc., a Tennessee corporation, and that as President she is authorized by the corporation to execute the within instrument as its President and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2024.

_____
Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Andrew Suzore, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 18, 2024.

Date

Affiant Signature

October 21, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of October, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027